City of Lafayette Staff Report

For:	Lafayette City Council
By:	Jennifer Russell, Parks, Trails & Recreation Director and The Olympic Blvd. Property Task Force
Date Written:	July 21, 2009
Meeting Date:	July 27, 2009
Subject:	Negotiations Regarding Acquisition of Olympic Blvd. Property, APN: 185-190-006-6

Introduction

In March, 2008, a task force was established by the City Council to study the feasibility of acquiring and developing the Olympic Blvd. property. Over the past 15 months, the task fork has met with representatives of the County and EBRPD to discuss the future ownership, development, and operation of the Olympic Boulevard property. The County has laid out the steps to process the sale and transfer of the property. (see attached letter dated March 12, 2009 from the County).

The City Manager and the Parks Trails & Recreation Director have been negotiating on behalf of the City with David Kramer, Associate Real Property Agent for the County and seek direction from the City Council as to price and terms for the acquisition of the property.

Recommendation

Schedule a Closed Session on August 10, 2009 with City negotiators to discuss price and terms for the acquisition of the Olympic Blvd. Property APN: 185-190-006-6.

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Contra Costa County
Public Works
Department

Julia R. Bueren, Director
Deputy Directors
R. Mitch Avalon • Brian M. Balbas
Stephen Kowalewski • Patricia McNamee

March 12, 2009

Jennifer Russell
City of Lafayette
Parks, Trails & Recreation Department
500 Saint Mary's Road
Lafayette, CA 94549

R/P – Surplus Flood Control Property
at Olympic and Pleasant Hill Blvd.
Project No. 7520-6B8233

Dear Ms. Russell:

This letter is a response and follow up to my February 27, 2009 letter regarding the sale and transfer of County and Flood Control District property to the City of Lafayette.

I have enclosed with this letter an outline of the tasks necessary for processing the sale and transfer of the property along with a rough estimate of what the process will cost. The City will need to deposit this amount with the County. Once the deposit is received, the County will start the public hearing, sale and transfer process detailed in the outline.

One of the first steps in this process is for the County Board of Supervisors' Transportation, Water and Infrastructure Committee (TWIC) to hold a public hearing to deem the property surplus and approve it for sale. Staff will start the process for the TWIC hearing once the deposit is received from the City.

The City will need to furnish a summary appraisal of the property. I have also included a list of County approved licensed appraisers that the City could use.

We look forward to working with the City on this process. If you have any questions, please feel free to contact me at (925) 313-2227.

Sincerely,

David Kramer
Associate Real Property Agent

DK:sr
G:\realprop\David\City of Lafayette Process letter.DOC
Enclosure
cc: P. Detjens, Flood Control

Contra Costa County
Flood Control
& Water Conservation District

Las Trampas Creek Property Sale
Transaction Cost Estimate

Project Name: **Las Trampas Creek Surplus Property Sale**
Transportaion, Water & Infrastructure Committee staff report and public hearing, plat and legal preparation, CEQA processing, grant deed processing, coodination of escrow, appraisal, etc plus GIS records update

Location: Las Trampas Creek at Pleasant Hill Road, Lafayette

Date: March 12, 2009

	Cost
Staff report and TWIC hearing to declare the parcel surplus	
Subtotal	**$6,000.00**
Prepare and approve legal description of parcels	
Subtotal	**$5,000.00**
Prepare CEQA document and seek Board approval	
Subtotal	**$5,000.00**
Real Property Expenses	
Subtotal	**$5,000.00**
Right of way records update (GIS, base maps, files, etc)	
Subtotal	**$1,000.00**
TOTAL	**$22,000.00**

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